

## Executive Committee Minutes December 13, 2007

Max Coates called the meeting to order at 1:25 PM.

**Members present:** Mike Bow, Scott Coleman, Bill Edwards, Jack Engle, Andy Yoder, Charles Hall, Tim Notestine, Jack Reser, Dan Rooney, Fereidoun Shokouhi, Robb Cummins, Steve Stolte, Paul Hammersmith, Ryan Shoffstall, Paul Blair, Jim Coon, Rick Shortell, Bill Kelley, and Jenny Snapp.

**Members absent:** Tracey Allen, Gary Carmean, Jim Cox, Ken Watkins, Phil Roush, Jim Thompson, Greg DeLong, and Barry Moffett.

**Guests present:** Don Walters/Village of Russells Point, Doug Miller/Logan County Cooperative Power and Light, Dave Hayden/Union Township Zoning Commission, Paul Evans/Union Township Resident, Diane & Robert McConnell/Union Township Residents, Mike Pullins/Everpower Renewables, Jim Mitchell/Union County, Joel Allen/Union County, and Wes Dodds/LUC Regional Planning.

Fereidoun Shokouhi made the first motion to approve the **Minutes** of the November 8, 2007 Meeting. Jack Engle made the second motion. All in favor.

Andy Yoder presented the **Financial Report**. Bill Edwards made the first motion to accept the **Financial Report**. Paul Hammersmith seconded the motion. All in favor.

**ODOT:** ODOT District 6 attached. Robb Cummins reported for ODOT District 7. He presented the projects slated for 2008.

### **New Business:**

1. Review of Grant Clearance for the City of Urbana in the amount of \$6,500,000 from Ohio & US EPA Water Supply Revolving Loan Fund for the development of new ground water source – raw water source and transmission main. Scott Coleman made the first motion to grant clearance, and Tim Notestine seconded the motion. All in favor.
2. Review (Informal) for the City of Bellefontaine of Annexation and Establishment of Zoning to R-1 Single Family Residence to approximately 11 Acres, the Christian Fellowship Church, at 624 Township Road 55 (Intersection of Twp. Rd. 55 & Twp. Rd. 179) situated in Jefferson Township, Logan County. Jenny Snapp pointed out that this is the parcel next to the one LUC reviewed last month (November). Tim Notestine commented that they encouraged this property owner and the property next to it (that LUC reviewed in November) to annex together. Charles Hall made the first motion to recommend approval, and Scott Coleman seconded the motion. All in favor.

3. Review of Zoning Amendment to the Johnson Township (Champaign County) Zoning Resolution with the addition of Section XV/15 "Exterior Lighting" and related "Definitions". Steve Stolte made the first motion to recommend approval with the following recommendations for change:
  - Section 1502, "Illumination Levels": The Champaign County Building Regulation Standards on Exterior Lighting and Illumination Levels needs to be confirmed. If there are none, this Section should be deleted or amended to match what those Regulations are. According to Jene Gaver, the only Regulations he has include requiring lighting at the egress door on commercial property. Otherwise he suggested that they remove reference to his Department, as they don't have any control on this issue.
  - Section 1507, #a: "Temporary Situations that are not considered every day use, and" – Further explanation and elaboration is needed on what constitutes "Temporary Situations" and examples should be provided.

Fereidoun Shokouhi made the second motion. All in favor.

4. Review of Zoning Amendment to 8446 W. US Route 36 (Parcel #F16-06-11-06-00-010) in Johnson Township (Champaign County) from U-1 Rural Undeveloped to B-2 Local Business District. The current use on the property is as a Service Repair Garage. The Zoning Amendment would move the property to zoning compliance. According to Johnson Township, the business has been in existence for years, and the Trustees initiated the Zoning Amendment. Charles Hall made the first motion to recommend that the property owner apply for a Conditional Use Permit to operate the business rather than produce a "spot zoning" through a zoning amendment. Scott Coleman seconded the motion. All in favor.
5. Review of Zoning Amendment to the Union Township (Champaign County) Zoning Resolution petitioned by Union Neighbors United, specifically Robert & Diane McConnell and Julia Johnson with the addition of Article XV on "Wind Turbine Generators". Fereidoun Shokouhi gave an update on the status of the Champaign County Wind Turbine Study Group. He expects that no recommendations will come out of that Group until the end of January. Diane McConnell from Union Neighbors United explained that they resubmitted their petition, as the Union Township Zoning Commission was ready to formally submit their proposed language through the Zoning Amendment process. Jack Reser made the first motion to recommend that the zoning amendment be denied. It was further recommended that Union Township wait for recommendations on zoning language from the Champaign County Wind Turbine Study Group. Steve Stolte seconded the motion. All in favor.
6. Review of Zoning Amendment to the Union Township (Champaign County) Zoning Resolution drafted by the Union Township Zoning Commission with the addition of Article X on "Wind Turbine Generating Facilities" with subsequent "Definitions". Jack Reser made the first motion to recommend that the zoning amendment be denied, and

Scott Coleman seconded the motion. It was further recommended that Union Township wait for recommendations on zoning language from the Champaign County Wind Turbine Study Group. All in favor. Scott Coleman updated the Executive Committee on the status of the Logan County Wind Committee who is drafting model zoning regulations. Steve Stolte asked if there would be plans to have the two Committees, Logan and Champaign, meet to share information. Steve suggested that this would be a benefit to both groups. Fereidoun Shokouhi said that the Champaign County Committee is in the process of information gathering and education. Rick Shortell asked if the Wind Committees are looking at model zoning regulations on small or personal wind turbines. Scott Coleman replied that they are exploring that issue in Logan County.

7. Review of Budget & Finance Committee report of Employee Evaluations & Increases – Andy Yoder. The LUC Budget & Finance Committee recommended the following annual pay increases following review of employee evaluations: Director 5.1% increase, Assistant to Director 3.1% increase, and Planning Technician 6.25% increase. Mike Bow made the first motion to increase LUC staff accordingly as presented by the Budget & Finance Committee. Scott Coleman seconded the motion. All in favor.

**Director's Report:** Attached

**Comments:**

1. President Max Coates thanked Executive Committee members for the opportunity to be LUC President in 2007. He stated that he enjoyed the experience.

**Adjourn:** Jack Engle made the first motion to adjourn the LUC Executive Committee Meeting at approximately 2:15 PM, and Fereidoun Shokouhi seconded the motion.

**NEXT SCHEDULED MEETING:** Thursday, January 10, 2008, 1:15 PM in the East Liberty Office.

---

President:

---

Secretary: